












## CHESTERFIELD COUNTY, VIRGINIA PLANNING COMMISSION AGENDA AND PUBLIC NOTICE Tuesday – September 18, 2007


NOTE: The  symbol indicates that an attachment accompanies the agenda item. These attachments are generally available the second or first Wednesday prior to the Planning Commission meeting, depending upon their release date. Any subsequent changes to this agenda prior to the date of the meeting, and more detailed information regarding agenda items can be found at [www.chesterfield.gov/plan](http://www.chesterfield.gov/plan), or by calling the Planning Department at 804-748-1050 during regular business hours, 8:30 a.m. to 5:00 p.m. Monday through Friday.

**12:00 p.m. COMMISSION ASSEMBLES - MULTIPURPOSE ROOM, CHESTERFIELD COUNTY COMMUNITY DEVELOPMENT BUILDING, 9800 GOVERNMENT CENTER PARKWAY.**

**12:30 p.m. WORK SESSION**

- I. Requests to Postpone Action, Emergency Additions, Changes in the Order of Presentation and Dinner Location Selection.
- II. Review Upcoming Agendas. (Any rezonings or conditional uses scheduled for future meetings.)
- III. Review Day's Agenda. (Any items listed for the 3:00 p.m. and 7:00 p.m. Sessions.)
- IV. Work Program – Review and Update. 
- V. Proposed Code Amendment relative to Neo-Traditional Zoning. 
- VI. Proposed Code Amendment relative to Residential (R-5) Zoning. 
- VII. *Swift Creek Reservoir Master Plan and Maintenance Program Update.*
- VIII. *Impact Fee Road Improvement Plan, Comprehensive Plan Amendment and Impact Fee Ordinance.* 
- IX. Proposed Code Amendment relative to Vehicle Parking in Front Yards in Residential Districts. 
- X. Utilities Department Presentation relative to Developer Participation in Infrastructure Improvements to Provide Water Storage. 
- XI. Proposed Code Amendment relative to Inclusion of Virginia Department of Transportation (VDOT) Review for Processing of Subdivision Plats and Site Plan. 
- XII. Proposed Code Amendment relative to Farm Wineries. 
- XIII. Recess.

**3:00 p. m. PUBLIC MEETING**

- I. Requests to Postpone Action, Emergency Additions or Changes in the Order of Presentation.
- II. Approval of Planning Commission Minutes:
  - August 21, 2007 Planning Commission Meeting Minutes. 
- III. Consideration of the Following Cases in this Order:
  - Requests for withdrawals/deferrals.
  - Cases where the applicant accepts the recommendation and there is no public opposition.
  - Cases where the applicant does not accept the recommendation and/or there is public opposition.

**04PR0391\***: In Midlothian Magisterial District, **SMITH PACKETT MED-COM, INC.** requests Planning Commission approval of an adjustment to a site plan previously approved through administrative review. This project is commonly known as **THE CROSSINGS AT BON AIR**. This request lies in Residential (R-7) and Community Business (C-3) Districts on a 17.6 acre parcel fronting approximately 600 feet on the north line of Midlothian

Turnpike also fronting approximately 400 feet on North Pinetta Drive. Tax IDs 753-706-7209 and 9512, 754-705-0490 and 5275, 754-706-1128 and 3718 (Sheets 6 & 7).📄

**06TS0211\***: In Dale Magisterial District, **PATRICK CONSTRUCTION** requests tentative subdivision approval of seventy-eight (78) single family lots and a waiver to Section 17-76(1) to allow seventy-eight (78) lots on one (1) local street access. This project is commonly known as **AUTUMN GROVE (FORMERLY AUTUMN LEAF)**. This request lies in a Residential (R-12) District on a 35.37 acre parcel lying approximately 1,700 feet on the west line of Stonebridge Subdivision (Sections 3 and 4), also fronting approximately fifty (50) feet on Koufax Drive and located at the terminus of Koufax Drive. Tax ID 774-678-9980 (Sheet 17).📄

**07TS0163\***: In Midlothian and Matoaca Magisterial Districts, **ANDREW GIBB** requests tentative subdivision approval of 125 single family lots. This development is commonly known as **QUEENS GATE**. This request lies in Residential (R-7 and R-15) and Corporate Office (O-2) Districts on a 79.21 acre parcel fronting approximately 2,500 feet on the south line of Coalfield Road, also fronting approximately 2,500 feet on the north line of Lucks Lane. Tax IDs 727-698-7803; 728-697-2424; 729-696-0058; and 731-696-2505 (Sheets 9 and 10).📄

**07TS0408**: In Dale Magisterial District, **DLM, LLC** requests a tentative subdivision consisting of 217 single family residential lots. This development is commonly known as **WATERMARK PHASE II**. This request lies in a Residential (R-7) District on a 134.97 acre parcel lying approximately 2,100 feet off the west line of Iron Bridge Road, also fronting approximately 250 feet on the east line of Cogbill Road and fronting approximately 450 feet on the south line of Kingsland Glen Drive. Tax IDs 768-677-Part of 7506, 769-675-2064, 769-677-9949 and 770-676-Part of 9502 (Sheet 17).📄

**08PR0157**: In Bermuda Magisterial District, **RODGER BARTLETT** appeals the decision of the Director of Planning to approve site plan 08PR0125, Chester Presbyterian Church Parking Lot Expansion. This development is commonly known as **CHESTER PRESBYTERIAN CHURCH**. This request lies in a Residential (R-7) District on a 4.3 acre parcel fronting approximately 566 feet on the north line of West Hundred Road, also fronting approximately 362 feet on the east line of Osborne Road and located in the northeast quadrant of the intersection of these roads. Tax IDs 793-656-7618, 8532 and 9037; and 794-656-0200.📄

**08TS0105**: In Midlothian Magisterial District, **TONY AND KATHRYN LUCAS AND OLD GUN ROAD PROPERTIES** request a tentative subdivision consisting of twenty (20) single family residential lots. This project is commonly known as **THE PRESERVE AT OLD GUN**. This request lies in a Residential (R-40) District on a 34.47 acre parcel fronting approximately 625 feet on the west line of Old Gun Road. Tax IDs 735-721-2025, 736-721-6540 and 736-722-Part of 5574 (Sheet 02).📄

\*These cases were deferred at a previous session by the Planning Commission.

IV. Recess (To Selected Dinner Location.)

**6:00 p. m. PUBLIC MEETING AND HEARING - PUBLIC MEETING ROOM, CHESTERFIELD COUNTY ADMINISTRATION BUILDING.** (IF ALL ITEMS CANNOT BE COMPLETED ON TUESDAY, SEPTEMBER 18, 2007, THE MEETING WILL BE RECESSED TO THURSDAY, SEPTEMBER 20, 2007, AT 7:00 P.M. IN THE PUBLIC MEETING ROOM.)

(NOTE: AT THE AUGUST 21, 2007, MEETING, THE PLANNING COMMISSION TOOK ACTION TO CHANGE THE START TIME FOR THE SEPTEMBER THROUGH DECEMBER 2007 MEETINGS TO 6:00 P.M. WITHDRAWAL, DEFERRAL AND CONSENT ITEMS WILL BE CONSIDERED FROM 6:00 P.M. TO 7:00 P.M. AND CODE AND/OR PLAN AMENDMENTS AND CONTESTED ZONING AND CONDITIONAL USE ITEMS WILL BEGIN AT 7:00 P.M.)

- I. Invocation.
- II. Pledge of Allegiance to the Flag of United States of America.
- III. Review Upcoming Agendas.
- IV. Requests to Postpone Action, Emergency Additions or Changes in the Order of Presentation.
- V. Review Meeting Procedures.
- VI. Citizen Comment on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government regarding Planning or Land Use Issues.
- VII. Public Hearing: Consideration of the Following Proposals in this Order:
  - Requests for withdrawals/deferrals.
  - Cases where the applicant accepts the recommendation and there is no public opposition.
  - Ordinance Amendments.
  - Cases where the applicant does not accept the recommendation and/or there is public opposition.



**Proposed Ordinance Amendment Relating To Penalties For Violations Of The Zoning Code Relating To The Number Of Unrelated Persons In A Single Family Dwelling.**

- ◆ An Ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and re-enacting Section 19-5 relating to Enforcement of Zoning Code Violations. The proposed amendment would increase the penalty that can be imposed for violations of the zoning code relating to the number of unrelated persons in a single family dwelling so that the maximum fine that can be imposed for a first violation increases from \$1,000 to \$2,000 and the maximum fine that can be imposed for successive violations increases from \$1,500 to \$2,500. 📄



**Proposed Ordinance Amendment Relating To The Operation Of Motorcycles, Atvs And Go-Carts On Agricultural And Residential Property.**

- ◆ An Ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and re-enacting Sections 19-65 and 19-124 relating to Uses Permitted with Certain Restrictions in Residential and Agricultural Districts. The proposed amendment would 1) permit the operation of motorcycles, go-carts or all-terrain vehicles on agriculturally and residentially zoned property; 2) prohibit the creation of a track or path for the vehicles on residentially zoned property; 3) restrict tracks and paths on agriculturally zoned property to no closer than 1,000 feet to residentially zoned property; 4) prohibit physical improvements such as lights, grading pavement and grandstands for the operation of motorcycles, go-carts or all-terrain vehicles on agriculturally or residentially zoned property. 📄



**07SN0340:** In Matoaca Magisterial District, **FRANCIS BEERS** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12). Residential use of up to 3.63 units per acre is permitted in a Residential (R-12) District. The Comprehensive Plan suggests the property is appropriate for residential use of 1-5 acre lots, suited to R-88 zoning. This request lies on 250.1 acres fronting in two (2) places for approximately 320 feet on the west line of Qualla Road and lying at the northern termini of Springhouse Drive and Belcherwood Road. Tax IDs 740-667-8769; 741-669-3736; 743-668-1461; and 744-668-7309. 📄

**07SN0341:** In Bermuda Magisterial District, **ACQUISITIONS PLUS LLC** requests rezoning and amendment of zoning district map from Light Industrial (I-1) and Residential (R-7) to Residential Townhouse (R-TH). Residential use of up to 8.0 units per acre is permitted in a Residential Townhouse (R-TH) District. The Comprehensive Plan

suggests the property is appropriate for residential use of 2.5-4 units per acre. This request lies on 16.9 acres fronting approximately 920 feet on the north and south lines of Gayland Avenue approximately 600 feet east of Jefferson Davis Highway. Tax IDs 792-678-1855, 2312, 2756, 3614, 3859, 4762, 5018, 5765, 6322, 6667, 7626, 7770, 8673 and 9532; and 793-678-0077.📄

**07SN0357:** In Midlothian Magisterial District, **HOWARD AND DIANE CANADA** request rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12) of 6.8 acres plus proffered conditions on an existing zoned Residential (R-12) 0.5 acre tract. Residential use of up to 3.63 units per acre is permitted in a Residential (R-12) District. The Comprehensive Plan suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre. This request lies on 7.3 acres fronting approximately 690 feet on the north line of Old Buckingham Road approximately 200 feet east of Unison Drive and located at the eastern terminus of Little Pond Lane. Tax IDs 734-710-6379, 7448 and 7726; and 735-710-0037.📄

**07SN0378:** In Matoaca Magisterial District, **DONALD M. AND SUZANNE C. RUDD** request rezoning and amendment of zoning district map from Agricultural (A) to Neighborhood Business (C-2) of 2.8 acres plus proffered conditions on an existing zoned Community Business (C-3) 1.2 acre tract. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for neighborhood scale shopping center uses. This request lies on 4.0 acres located in the northeast quadrant of the intersection of Beach and Winterpock Roads. Tax ID 721-656-4435.📄

**07SN0379:** In Matoaca Magisterial District, **WINDSWEPT DEV., LLC AND WESTERLEIGH, LLC** request rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12) of 1.7 acres plus Conditional Use to permit recreation facilities on this parcel and an adjacent 0.5 acre parcel zoned Residential (R-12). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for single family residential use of 2.0 units per acre or less. This request lies on 2.2 acres lying at the western terminus of Broadmoore Road. Tax IDs 707-682-Part of 6721 and 708-682-3558.📄

**07SN0381:** In Matoaca Magisterial District, **VIRGINIA MAZZA** requests amendment to Conditional Use (Case 90SN0225) and amendment of zoning district map to permit the transfer of operating rights for a swimming pool contractor sales and storage business. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1 unit per acre or less. This request lies in an Agricultural (A) District on 10.0 acres lying approximately 700 feet off the east line of Little Road measured from a point approximately 1,800 feet north of Pickhurst Court. Tax ID 775-614-Part of 8471.📄

**07SN0383:** In Bermuda Magisterial District, **ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF CHESTERFIELD** requests amendment of Conditional Use Planned Development (Case 96SN0203) and amendment of zoning district map relative to building height and buffers. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for light industrial use. This request lies in a General Industrial (I-2) District on 1,235.0 acres fronting the east line of I-295, the north line of Bermuda Hundred Road and the west line of North Enon Church Road. Tax IDs 819-657-7858; 819-658-5187; 820-658-6860; 820-660-5779; 821-657-4246 and 9537; 821-658-1520, 5331, 5444, 7658 and 9684; 821-659-0540 and 3755; 822-651-1677 and 8107; 822-656-4298; 822-658-1306; 822-659-1607 and 3217; 823-654-1524; 823-655-8513; 823-656-8564; 823-658-0538; 824-652-9603; 824-654-0075; 824-655-5551; 824-658-6649; and 825-653-9567.📄

**07SN0386:** In Bermuda Magisterial District, **BROAD STREET PARTNERS COMMERCIAL LLP** requests rezoning and amendment of zoning district map from Agricultural (A), Community Business (C-3), General Business (C-5) and Residential (R-7) to Community Business (C-3) with Conditional Use to permit multifamily uses plus Conditional Use Planned Development to permit light industrial uses and exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for general commercial and residential use of 7.01 to 10.0 units per acre and under certain circumstances more intense uses such as high density residential, commercial and industrial uses. This request lies on 190.8 acres fronting approximately 1,340 feet in two (2) places on the east line of Jefferson Davis Highway north of Redwater Ridge Road approximately 1,000 feet on the south line of Osborne Road and approximately 1,820 feet on the west line of I-95. Tax IDs 798-656-4174, 7198 and 8099; 798-657-0830, 3703 and 5657; 799-655-4194; 799-656-0212; 799-657-3802; 800-656-5991; 800-658-9359; and 799-658-Part of 6575. 📄

**08SN0104:** In Dale Magisterial District, **OAK GROVE BAPTIST CHURCH** requests Conditional Use and amendment of zoning district map to permit a private school in a Residential (R-7) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 2.51-4.0 dwelling units per acre. This request lies on 5.3 acres fronting approximately 600 feet on the south line of Beulah Road approximately 450 feet east of Meadowburn Drive. Tax IDs 784-680-5166 and 7084. 📄

**08SN0105:** In Clover Hill Magisterial District, **STYLECRAFT HOMES DEVELOPMENT CORP.** requests rezoning and amendment of zoning district map from Neighborhood Business (C-2) and Community Business (C-3) to Community Business (C-3) with Conditional Use to permit multifamily and townhouse uses on 15.5 acres plus Conditional Use Planned Development to permit exceptions to Ordinance requirements on the entire 20.6 acres. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for general commercial and light industrial uses. This request fronts approximately 740 feet on the south line of Midlothian Turnpike approximately 150 feet west of Tuxford Road. Tax ID 751-706-3789. 📄

**08SN0106:** In Midlothian Magisterial District, **HAMID M. GHORASHI AND DIANNA M. WATERS** request rezoning and amendment of zoning district map from Residential (R-7) to Convenience Business (C-1) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendments will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for village fringe area uses. This request lies on 1.3 acres fronting approximately 80 feet on the north line of Midlothian Turnpike approximately 360 feet west of Village Mill Drive. Tax ID 727-708-7371. 📄

**08SN0107:** In Matoaca Magisterial District, **PRISTINE DEVELOPMENT LLC** requests rezoning and amendment of zoning district map from Agricultural (A) and Residential (R-9) to Residential (R-12) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1.01-2.5 units per acre. This request lies on 71.5 acres lying approximately 2,070 feet off the south line of Woodpecker Road measured at its intersection with Lakeview Road. Tax IDs 789-619-4223 and 790-618-0133. 📄

**08SN0108:** In Matoaca Magisterial District, **DEBONAIR ACRES, LLC** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-88). Residential use of up to 0.5 unit per acre is permitted in a Residential (R-88) District. The Comprehensive Plan suggests the property is appropriate for residential use of 1-5 acre lots, suited to R-88 zoning. This request lies on 23.9 acres fronting approximately 490 feet on the south line of Graves Road approximately 3,270 feet southwest of Hickory Road. Tax IDs 767-619-5626 and 7931. 📄

**08SN0111:** In Bermuda Magisterial District, **TWIN RIVERS LLC** requests rezoning and amendment of zoning district map from General Industrial (I-2) to General Business (C-5) with Conditional Use to permit multifamily and townhouse uses plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for light industrial use. This request lies on 69.9 acres located in the southwest quadrant of Meadowville and North Enon Church Roads. Tax IDs 823-659-3856, 6573 and 9483; 823-660-4049; and 824-659-2386, 5689 and 8890. 📄

**08PD0134:** In Matoaca Magisterial District, **NEW CINGULAR WIRELESS PCS, LLC** requests Substantial Accord Determination and amendment of zoning district map to permit a communications tower in an Agricultural (A) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use on 1-5 acre lots, suited to R-88 zoning. This request lies on 0.2 acre fronting approximately 20 feet on the north line of Spring Run Road approximately 950 feet west of Raven Wing Drive. Tax IDs 737-663-Part of 8598 and 738-664-Part of 1115. 📄

**03SN0203\*:** In Bermuda Magisterial District, **ROLLING RIDGE LLC** requests rezoning and amendment of zoning district map from Light Industrial (I-1) and Residential (R-7) to Multifamily Residential (R-MF) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. Residential use of up to ten (10) units per acre is permitted in a Multifamily Residential (R-MF) District. The Comprehensive Plan suggests the property is appropriate for residential use of 2.51 to 4.0 units per acre with high density residential, community-scale commercial or corporate office uses appropriate under certain circumstances. This request lies on 40.2 acres fronting approximately seventy-five (75) feet on the north line of Rio Vista Street approximately 350 feet east of Jefferson Davis Highway, also fronting approximately 1,800 feet on the south line of Route 288 approximately 350 feet east of Jefferson Davis Highway. Tax IDs 797-661-5231 and 798-661-2276. 📄

**05SN0239\*:** (Amended) In Clover Hill Magisterial District, **THE CHEATHAM FAMILY LIMITED PARTNERSHIP** requests rezoning and amendment of zoning district map from Agricultural (A) to Community Business (C-3) with Conditional Use to permit multifamily and townhouse uses plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for regional mixed use uses. This request lies on 63.5 acres fronting approximately 550 feet on the north line of Hull Street Road, also fronting approximately 2,400 feet on the west line of Route 288 and located in the northwest quadrant of the intersection of these roads. Tax IDs 733-680-Part of 9439; 734-678-2276; and 734-681-0526 and 3904. 📄

**06SN0156\*:** (Amended) In Dale Magisterial District, **G. H. COGBILL LIMITED COMPANY** requests rezoning and amendment of zoning district map from Agricultural (A) to Community Business (C-3). The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for community mixed use uses. This request lies on 23.5 acres fronting approximately 290 feet on the south line of Iron Bridge Road approximately 1,000 feet west of Beach Road. Tax IDs 769-661-Part of 5744 and 769-662-7415. 📄

**06SN0313\*:** In Midlothian Magisterial District, **LAUCKLAND HOMES LLC** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential Townhouse (R-TH) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 2.51-4.0 dwelling units per acre. This request lies on 6.2 acres fronting approximately 1,100 feet

on both sides of Tacony Drive, also fronting approximately 250 feet on the south line of Elkhardt Road and located at the intersection of these roads. Tax ID 767-700-1223. 📄

**07SN0157\***: (Amended) In Matoaca Magisterial District, **OTTERDALE VENTURE, LLC** requests rezoning and amendment of zoning district map from Agricultural (A) and General Business (C-5) to Community Business (C-3) of 107 acres with Conditional Use to permit multifamily residential use and an above-ground utility structure (water storage tank) and to Residential Townhouse (R-TH) of seventy-one (71) acres plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for community mixed use and residential use of 2.0 units per acre or less. This request lies on 178.0 acres fronting approximately 1,500 feet on the north line of Hull Street Road, also fronting in two (2) places for a total of approximately 3,500 feet on the west line of Otterdale Road and located in the northwest quadrant of the intersection of these roads. Tax ID 710-670-5596. 📄

**07SN0180\***: In Bermuda Magisterial District, **PAGE DEVELOPMENT CO.** requests rezoning and amendment of zoning district map from Agricultural (A) to Residential (R-12). Residential use of up to 3.63 units per acre is permitted in a Residential (R-12) District. The Comprehensive Plan suggests the property is appropriate for residential use of 2.51-4.0 units per acre. This request lies on 18.3 acres lying approximately 490 feet off the south line of Treely Road approximately 180 feet east of Eves Lane. Tax ID 791-637-Part of 7209. 📄

**07SN0223\***: (Amended) In Matoaca and Midlothian Magisterial Districts, **GBS HOLDING, LTD.** requests rezoning and amendment of zoning district map from Agricultural (A) and Light Industrial (I-1) to Community Business (C-3) of 211 acres with Conditional Use to permit multifamily and townhouse uses and rezoning from Agricultural (A) and Light Industrial (I-1) to Residential Townhouse (R-TH) of 1,183.9 acres plus Conditional Use Planned Development to permit exceptions to Ordinance requirements on the entire 1,394.9 acre tract. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for regional employment center use, office/residential mixed use and residential use of 2.0 units per acre or less. This request lies on 1,394.9 acres fronting the east and west lines of Old Hundred Road at the Norfolk Southern Railroad; the north line of Old Hundred Road east of Otterdale Road; and the east and west lines of Otterdale Road north of Old Hundred Road. Tax IDs 707-700-7988; 708-702-1722; 709-701-7328; 710-700-7596; 710-703-3345; 711-699-3470; 711-700-1144; 711-701-5180; 712-699-7663; 713-703-4194; 713-704-3412; 713-705-5709; 714-703-2188 & 7259; 714-704-1729; 714-705-5728; 716-701-4130; 718-697-4548 & 6844; 718-699-7719; 719-697-8012; 719-698-2822; 720-695-3288 & 9506; 720-698-0178; 720-700-0007; 721-695-9061; 722-697-0512; 722-700-4002. 📄

**07SN0241\***: In Dale Magisterial District, **ROWE ASSOCIATES LTD.** requests amendment to Conditional Use Planned Development (Case 84S059) and amendment of zoning district map relative to buffer requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1.0-2.5 dwelling units per acre. This request lies in a Residential (R-9) District on 1.0 acre fronting approximately 400 feet on the north line of Cogbill Road, also fronting approximately 150 feet on the west line of Ironstone Drive and located in the northwest quadrant of the intersection of these roads. Tax IDs 772-681-3493 and 4595; and 772-682-6002. 📄

**07SN0242\***: (Amended) In Dale Magisterial District, **ROWE ASSOCIATES, LTD.** requests amendment of Conditional Use Planned Development (Case 84S059) and amendment of zoning district map relative to setback requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 1.0-2.5 dwelling units per acre. This

request lies in a Residential (R-9) District on 7.0 acres fronting approximately 550 feet on the north line of Cogbill Road approximately 1,030 feet east of Ironstone Drive. Tax ID 774-682-1361. 📄

**07SN0333\***: In Midlothian Magisterial District, **CHESTERFIELD COUNTY BOARD OF SUPERVISORS** requests rezoning and amendment of zoning district map from Residential (R-7), Neighborhood Business (C-2), Community Business (C-3), Regional Business (C-4) and General Business (C-5) to Regional Business (C-4) with Conditional Use to permit multifamily and townhouse uses plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for regional mixed use. This request lies on 83 acres located in the southwest quadrant of Midlothian Turnpike and Chippenham Parkway, also fronting on the north line of Cloverleaf Drive and the northern terminus of Starview Lane. Tax IDs 764-705-3864, 6668 and 8227; 764-706-3159-00001 and 00002 and 8861-00001 and 00002; 764-707-6112-00001 and 00002; 765-704-2693; 765-705-4651, 5781, 7651 and 7962; 765-706-1010-00001 and 00002, 4170, 6964, 8068 and 8842; and 765-707-6600. 📄

**07SN0354\***: (Amended) In Midlothian Magisterial District, **NEW CINGULAR WIRELESS PCS, LLC** requests Conditional Use and amendment of zoning district map to permit a communications tower in a Residential (R-40) District. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of one (1) dwelling per acre or less. This request lies on 9.7 acres fronting approximately twenty-two (22) feet on the west line of James River Road approximately 780 feet south of Riverton Ridge Drive. Tax ID 728-725-Part of 6105. 📄


**07SN0362\***: In Clover Hill Magisterial District, **MT. GILEAD FULL GOSPEL INTERNATIONAL MINISTRIES** requests Conditional Use and amendment of zoning district map to permit a computer-controlled, variable message, electronic sign. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for community mixed use uses. This request lies in an Agricultural (A) District on 4.1 acres lying approximately 970 feet off the north line of Hicks Road across from Lockhart Road. Tax ID 759-694-Part of 3145. 📄

**07SN0365\***: In Clover Hill Magisterial District, **AMBERLEIGH LLC** requests rezoning and amendment of zoning district map from Residential Townhouse (R-TH) to Residential Townhouse (RT-H) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for mixed use corridor use. This request lies on 17.7 acres fronting approximately 770 feet on the north line of Hull Street Road at its intersection with Ladino Road. Tax IDs 751-687-3263, 6434 and 6883. 📄

**07SN0375\***: In Bermuda Magisterial District, **IRONBRIDGE CORNER, L.C.** requests rezoning and amendment of zoning district map from Neighborhood Business (C-2) to Community Business (C-3) with Conditional Use to permit multifamily residential uses plus Conditional Use Planned Development to permit light industrial uses and exceptions to Ordinance requirements. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for community mixed use uses. This request lies on 23.0 acres located in the northeast quadrant of the intersection of Ironbridge Parkway and Iron Bridge Road. Tax ID 774-656-6361. 📄

**08SN0112\***: In Bermuda Magisterial District, **STONEY GLEN LLC** requests amendment to rezoning (Case 02SN0186) and amendment of zoning district map relative to right of way dedication on Harrowgate Road. The density of such amendment will be controlled by zoning conditions or Ordinance standards. The Comprehensive Plan suggests the property is appropriate for residential use of 2.51-4.0 units per acre. This request lies in a



Residential (R-12) District on 143.2 acres fronting approximately 1,750 feet on the west line of Harrowgate Road across from Wellspring Road. Tax ID 791-641-1825. 

\*These cases were deferred at a previous session by the Planning Commission.

**VIII. Citizen Comment** on Unscheduled Matters Involving the Services, Policies and Affairs of the County Government regarding Planning or Land Use Issues.

**IX. Adjournment.**

All persons favoring, opposing or interested in the above are invited to appear at the time and place herein stated, and may speak in accordance with Chesterfield County Planning Commission Bylaws and Suggested Practices and Procedures ([www.chesterfield.gov/plan](http://www.chesterfield.gov/plan)). Copies of the above cases, proposals and related information are on file in the County Administrator's Office (Room 505) at the Chesterfield County Administration Building and in the Planning Department at the Chesterfield County Community Development Building, 9800 Government Center Parkway, Chesterfield, Virginia, for public examination during regular business hours, 8:30 a.m. to 5:00 p.m. Monday through Friday.

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Kirkland A. Turner, Director  
Planning Department

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September 18, 2007  
CPC Agenda Overview

